



CITY OF ROCKLIN

MINUTES

DOWNTOWN PLAN COMMITTEE REGULAR MEETING

June 24, 2004

TIME: 4:30 PM

**PLACE: Rocklin City Council Chambers
3970 Rocklin Road**

1. The meeting was called to order at 4:30 p.m.
2. Members present: Peter Hill, Chair; Don Hay, Steve Paul, Greg Daly, Bob Dawson. Members absent: Jeff Shirhall, and Warren Jorgensen.
3. Others present: Carlos Urrutia, City Manager; Lilly Sifuentes, CDD-Planning; and three other members of the business community.
4. Carlos reviewed the documents previously sent to the members.
 - Downtown Revitalization. The design guidelines were first approved in 1988. This plan does not allow for strip centers, which has been an issue with some recent proposals because retailers want parking. This was a key point made by the developers' panel at the previous meeting. The Committee agreed that alternative design should be evaluated as we create a vision for the area. Parking is and will be a big concern that will have to be addressed in the design.
 - Civic Center Plan. This is a general development plan for the residential area behind the Civic Center, including the Civic Center. Carlos is talking with developers about a design concept which creates a mixed-use development and incorporates the quarry as part of the development, perhaps as an amphitheater on a small scale. Although Carlos warned that opposition by the community would arise, he urged the Committee to consider this option. The plan also shows another quarry by the Police department that could also be incorporated into the project. The Committee was very receptive to the discussion.
 - Redevelopment Plan. Carlos explained the redevelopment process, and how it brings in more tax dollars, without affecting what tax payers pay, for redevelopment activities. The 1986 Redevelopment Plan was amended in 1996 and brings in more than \$2 million in revenue. Carlos said that the current plan calls for spending about \$33 million in upgrades through the life of the project.

Steve Paul expressed concern that the current type of retail developing along Pacific Street at Farron Street is not falling in with the defining plan. Carlos stated that the plan treated this area differently from the area between Farron Street and Midas Avenue. The Committee agreed the area between Farron Street and Midas Avenue needed to be emphasized.

5. Draft Requests for Proposals. Carlos reviewed the draft elements with the Committee, made a couple of changes, and asked for recommendations. Proposals will be sent out to several consultant groups. The Committee will then appoint a couple of members to participate in the selection process.

Peter suggested that Staff contact some Entertainment Development Specialists to discuss the amphitheater's potential as a small entertainment venue.

Other ventures were discussed including a community library facility that could be expanded to other multi-purpose uses such as a true community theater. There was a brief discussion about moving Finn Hall to a location near the water-filled quarry, providing it a more prominent place.

Carlos asked that additional comments on the RFP be sent to him by next Friday.

The next meeting was set for July 22, 2004, at 4:30 p.m.

6. Adjournment – Meeting was adjourned at 5:40 p.m.

Minutes taken and transcribed by Lilly Sifuentes, Administrative Clerk